



35 Highwood Mill
The Boulevard, Horsham, West Sussex RH12 1GF
Guide Price £310,000 Leasehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

35 Highwood Mill, The Boulevard, Horsham, West Sussex, RH

A two bedroom luxury first floor apartment, located in this stylish development on Horsham's prestigious Highwood Estate, specifically designed for those aged 55 and over. This particular apartment is located in an enviable position within the development, having a large balcony which overlooks the beautifully landscaped communal gardens. With a lift to each floor the accommodation comprises, living room with door to the balcony, kitchen with fitted appliances, two double bedrooms and a 'Jack & Jill' wet room. The facilities at Highwood Mill allow residents to live in their own apartments within the friendly community and with the reassurance that care and support is there, if and when it is required. There is an on site restaurant, hair and beauty salon, lovely landscaped gardens and a full activity programme which provides a sociable and vibrant environment in which to live. Furthermore, as there is a professional care team on site 24 hours a day, seven days a week, Highwood Mill is an ideal solution for older people looking for a safe and comfortable home in an attractive and accessible setting. To be sold with no onward chain.

The accommodation comprises:

Entrance Hall

A spacious and welcoming entrance hall with a double-width utility cupboard housing the heating system, electricity meter and fuse board, together with a separate airing cupboard fitted with shelving. Additional features include a telephone entry system and doors leading to all principal rooms.

Sitting/Dining Room

A generously proportioned open-plan living and dining space, offering ample room for both seating and dining furniture. A glazed door with full height window opens onto a large private balcony overlooking the attractive communal gardens, creating an excellent extension of the living space. The room is open to the kitchen.

Kitchen

Fitted with a comprehensive range of eye and base-level cabinets and drawers, complemented by wood effect work surfaces and under-cabinet lighting. Features include a stainless steel one-and-a-half bowl sink unit with mixer tap, tiled flooring, downlighting and an extractor system. A range of integrated appliances comprises a fridge/freezer, high-level electric oven, four-burner electric hob with concealed extractor above, dishwasher and washer/dryer.

Bedroom One

A spacious and bright double bedroom featuring a fitted wardrobe, radiator and direct access to the Jack and Jill wet room.

Bedroom Two

A well-proportioned second bedroom with a rear aspect window and radiator.

Jack and Jill Wet Room

Conveniently accessed from both the principal bedroom and the entrance hall, the wet room is fitted with a shower area, wash hand basin and WC.

Outside

There are delightful communal grounds with a pond, various seating areas and a timber cabin for residents. There are unallocated residents' and visitors' parking spaces.

Additional Information

Leasehold - 125 years Lease from 1st January 2017.
Service Charge - £6,916.68 for the current year
Ground Rent - £300pa
Managing Agents - Saxon Weald 01403 226196
EPC - B
Council Tax - C

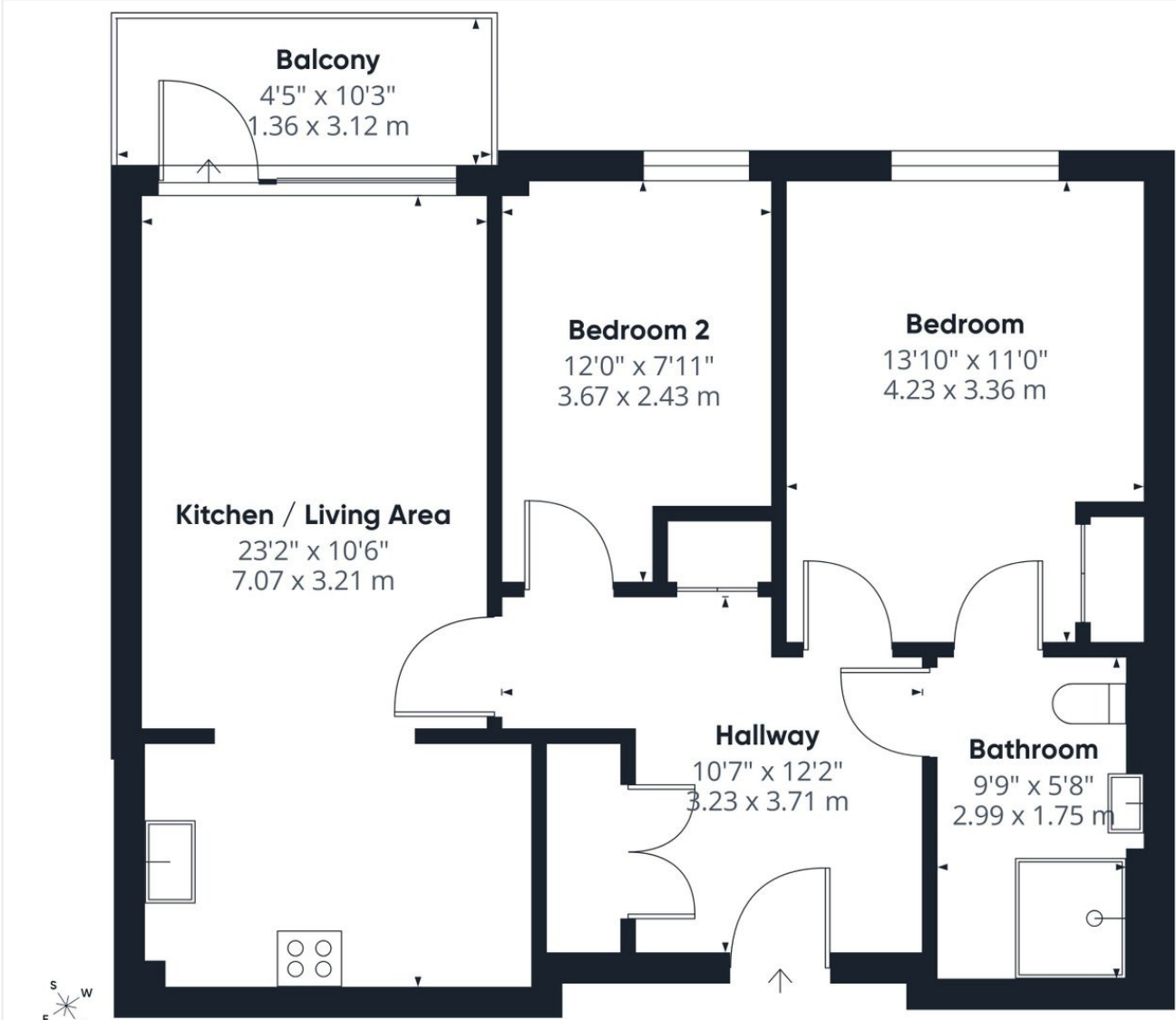
Agent's Notes:

1. Further information regarding Highwood Mill can be found at

www.highwoodmill.co.uk

2. We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area[®]

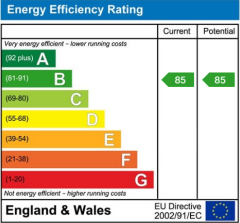
672 ft²

62.6 m²

Balconies and terraces

45 ft²

4.2 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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